

# BUILDING OPERATIONS MOVE BRISKLY ALONG IN CAPITAL CITY

## ADDITION TO THE KELLOGG BUILDING

One of the First Used for Office Purposes.

A HANDSOME IMPROVEMENT

Passing Away of an Old Landmark to Make Room for Business.

Ground has been broken for an addition to Kellogg Building at 1422 F street, which will make quite an improvement in the square that has been so long neglected in the matter of new business structures. H. A. Willard, the owner, has finally secured control of the premises long occupied by Dr. Nicholas Callan, and has given out the contracts for a four-story building that is expected to be ready for occupancy in the early fall.

Architect L. Norris has furnished the plans for a building that, while to some extent in keeping with the original design, has been made to conform in every way to the demand for a modern and convenient office building that will bear comparison with more pretentious structures that have been recently erected.

### Modern French Style.

The style adopted is the modern French, and the construction will be of gray brick and Indiana limestone, with Mt. Airy granite below the first floor. The building will be fireproof throughout, with terra cotta arches and partitions. Iron stairways with marble treads, Italian marble floors, and wainscoting in first-story corridor, while the remaining stories will have mosaic floors, and marble bases and pilasters. Electric lights and an electric elevator, together with a perfect steam-heating plant, will furnish light, heat, and rapid transportation.

### To Be Connected in Rear.

Although there are two houses on F street intervening between the original Kellogg building and this new addition, the plans have been drawn so that the several floors will be on a line with the original structure and connections are to be made at the rear.

As the intervening houses are owned by Mr. Willard, it is not unlikely that at no distant day he may decide to remodel them and make one building covering the entire space.

The cost is estimated at \$53,000. Henry Hull has the contract for building, and it is safe to say that in such competent hands, aided by Mr. Norris' excellent ideas, the building will be an ornament to that section.

### Some Early History.

The building that has been torn down to make way for this new improvement was long known as one of landmarks of the city, having been occupied as a residence by the Callan family for nearly one hundred years. Originally built by Nicholas Callan, grandfather of the present recent owner, in 1806, it was then a two-story brick dwelling of the kind so popular with the early settlers of the District. In 1850 a story was added and since that time the house has been a familiar one to those who daily walk about in that neighborhood. The demands of business became too urgent, however, and this passed away a jolting link in the connection between the old Washington and the new.

## ASK IMPROVEMENTS FOR ANACOSTIA BRIDGE

District Commissioners Want \$100,000 to Extend Monroe Street and Build Viaduct Approach.

In connection with the new bridge being constructed over the Anacostia river, the District Commissioners have asked for Congressional legislation authorizing them to extend Monroe street, Anacostia, and to build a bridge viaduct as an approach to the new bridge. An appropriation of \$100,000 will cover the required assessments and cost of the work.

By these improvements it is proposed to eliminate the grade crossing where the tracks of the Baltimore and Ohio railroad enter the new structure at the southern end.

The proposed bill, as drafted, holds the Baltimore and Ohio railroad entirely responsible for the cost of eliminating the grade crossing at this point, with the exception of certain benefits on account of a new street, that the condemnation jury may assess against abutting property.

## SARATOGA HEIGHTS ATTRACTS ATTENTION

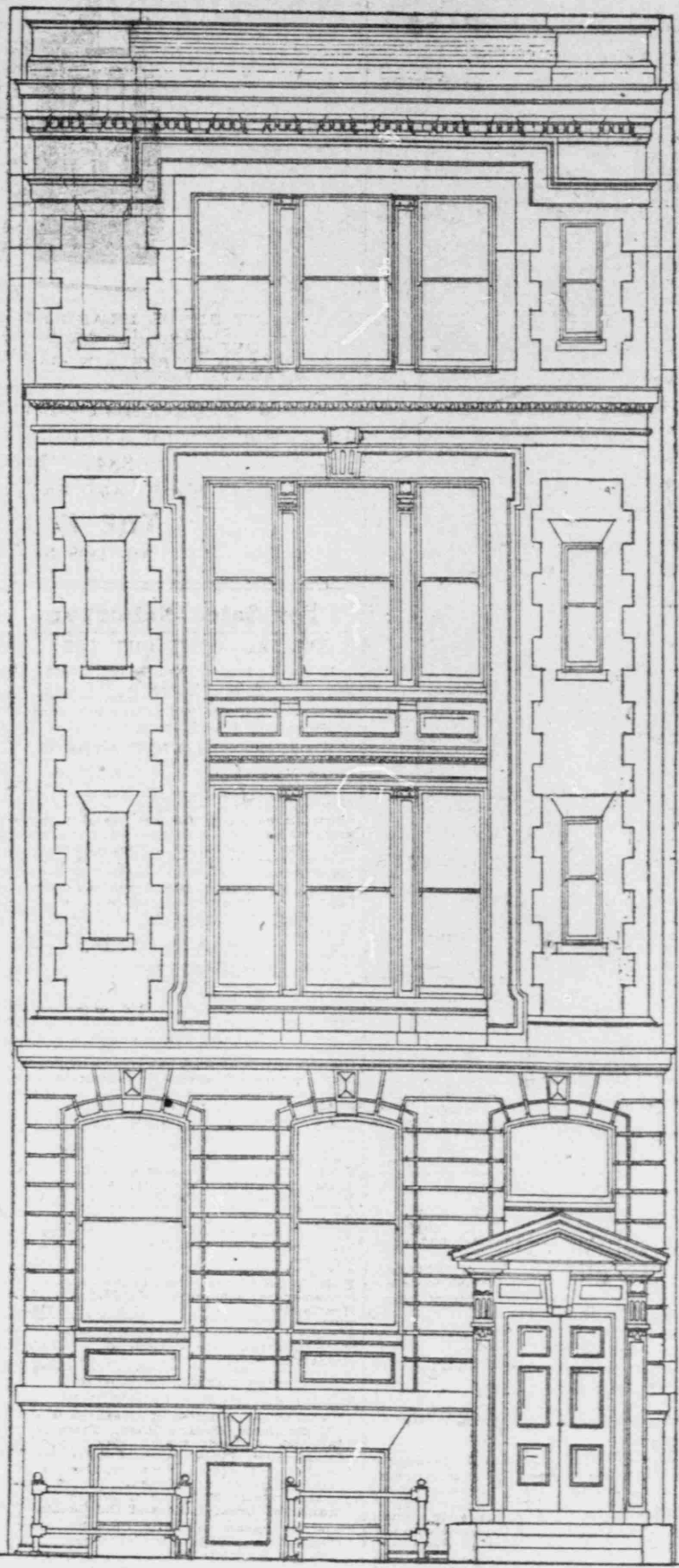
One of the new suburban subdivisions which is being actively pushed at the present time is Saratoga Heights, controlled by S. W. Pickford. During the past two weeks Mr. Pickford has made quite a number of sales. He has built six houses, averaging \$3,000 in value, all of which have been sold.

Saratoga Heights is partly in the District and partly in Maryland, on Rhode Island avenue and Thirtieth street northeast. Present indications point to a increasing demand for property in this particular subdivision.

## ASSOCIATES HIMSELF WITH PROGRESSIVE FIRM

Among the recent additions to the list of real estate brokers of the city is Syre W. Hendrick. Mr. Hendrick has associated himself with the well-known firm of Willard, Gibbs & Daniel. As this bustling young business man is well known in the financial circles of this city and has many fine business qualifications, his friends anticipate a great success for him in his new venture.

## "IMPROVING F STREET."



## STILL ANOTHER OFFICE BUILDING ON G STREET

A permit has been issued to Mrs. Violet R. Bloomer for the erection of a three-story office building on the south side of G street, between Thirteenth and Fourteenth streets, almost directly opposite Epiphany Church. The architects are Hunter & Bell, while the building will be done by day work under the immediate supervision of G. Beale Bloomer. The cost is estimated at \$15,000. The new structure will cover the space now occupied by 1306 and 1308, with a frontage of forty feet. The ground floor will be occupied entirely by the real estate firm of Jordan & Bloomer incorporated, while the upper floors will be divided off so as to be used for office purposes. The improvements that have been lately carried out on that square are in line with the advance of business throughout that entire section.

## RAPIDLY BECOMING A BUSINESS SECTION

The square on Thirteenth street, between E and F streets, which has long been known as a residence for theatrical people, is rapidly giving way to the march of business and becoming a center of retail business activity. The premises No. 503, which is one of a row of three handsome dwellings, is now being remodeled for store purposes, and will be occupied by the Joseph Tobacco Company, at present located on E street, who have secured a long lease on the property. The improvements will cost about \$2,500 and when completed will give one of the finest stores for the purpose in the city. R. Zuel & Bro. are the contractors and builders. This property, together with the two adjoining dwellings, were built about twenty-five years ago by John Cammack, and occupy the site on which his green houses were located.

## EXPERT OPINION OF LOCAL ARCHITECTURE

Caustic Criticisms by a Writer in a Leading Trade Journal, Pointing Out Our Many Advantages and Defects.

In a late issue of the Architectural Record, one of the leading magazines of its kind in the country, the architecture of the city is handled in a free manner by a writer who admits that there has been a great improvement in the last decade. Particular attention is paid to the work of one of our local firms and a number of striking illustrations of their handwork shown. It says:

Washington, the Capital of the nation, offers to architects unusual opportunities for artistic expression. Its wide streets and stately avenues furnish not only long vistas, but dignified settings; its ample stretches of unbroken sky, its abundant foliage and universal parking, lend it color and picturesque quality, and its official function gives it both individuality and distinction. It is a peculiar city, thoroughly cosmopolitan, and yet at the same time provincial.

### Provincial and Overgrown.

In spite of the fact that it is the seat of the Federal Government and that its population is drawn from every State in the Union, as well as the world at large, it is in truth neither more nor less than an overgrown village veneered in places with urban sophistry. It is essentially Southern and yet thoroughly non-partisan—neither conservative nor progressive. For these reasons it affords, architecturally, uncommonly

wide latitude, and suffers proportionately from a multiplicity of styles. Its public buildings are for the most part classic in type, but its private residences and business structures conform neither to rule nor tradition. When a Federal legislator wishes to inaugurate in his own State some radical measure, he habitually tries it first upon the unopposed District of Columbia, and reviewing critically the architecture of Washington, one might be led to believe that the same course had been pursued by the architects. There is undoubtedly virtue in variety, but at the same time there is in the mass of experimental production comparatively little, unfortunately, which bespeaks original thought, or an appreciation of existing possibilities. That is until very recently.

### Early Styles Satisfactory.

At the time the city was laid out good taste as well as critical judgment prevailed. The public buildings which were then erected are counted today of exceptional worth, and some of the private residences built during that same era are still considered exemplary. From the early 40's to the late 80's there was a period of darkness, a reign of architectural terror, which produced many aberrations, and left on some of the principal thoroughfares monuments to the ignorance and indifference of their designers.

## POPULAR STYLE OF APARTMENT HOUSES

The Nansemond, Corner Twenty-second and N Streets, Meets a Growing Demand for Low Buildings.

Among the handsome apartment houses that have lately become so popular and are intended to give as near as possible all the conveniences of a private residence while at the same time not encroaching too heavily on one's bank account, the Nansemond, now nearing completion at the corner of Twenty-second and N streets, is one of the most striking.

The building is one hundred feet square, contains thirty-three flats or apartments of four and five rooms each, and is built in the most up-to-date manner in a style designated as the modified French Renaissance, the construction being of light brick with Indiana limestone trimmings. The special feature is a central entrance, running back from the sidewalk through an open court, thus giving the appearance of two buildings from the

exterior, and making every room practically an outside one. All the requirements of a modern building are provided, and the most careful study of Architect A. H. Beers has been given to designing a building that will provide every convenience. Harry Wardman is the builder. The cost is estimated at \$80,000. The building is a four-story structure of a style that is growing so much in vogue with investors on account of the inexpensiveness of maintaining it.

## PURCHASES THREE GOOD DWELLINGS

Harry T. Jones has sold through S. M. Jones, broker, to William S. Minix three houses, Nos. 233, 321, and 327 Eleventh street, on Columbia Heights, the consideration being approximately \$25,000. This section of the city is rapidly building up, the extension of the car line making it desirable on account of the improved facilities for reaching the heart of the business center.

## NEAT DWELLINGS ON BRIGHTWOOD AVENUE

Abner C. P. Shoemaker is now building on Brightwood avenue immediately north of Military road, two frame dwellings of Colonial style and furnished with every modern improvement. The houses are to contain seven rooms, and as there is a good demand for dwellings of that size they will be speedily taken up. The cost will approximate \$5,000.

## CONGRESS ASKED FOR MORE POWER

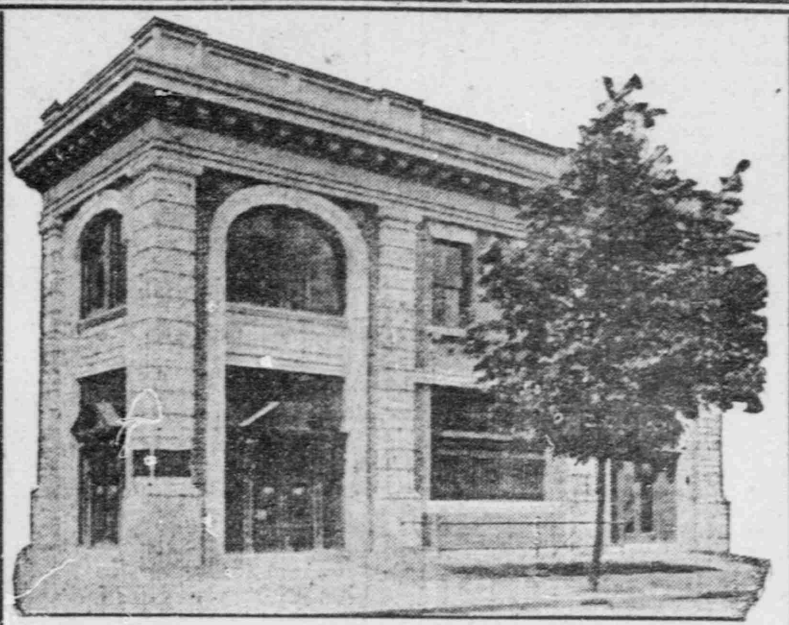
Commissioners Desire Control of Street Alterations.

Determined, if possible, to secure the higher authority of Congress, in order that the effect of a recent decision of the District Court of Appeals, which held that they had no power to change the width of streets at will, may be removed, the District Commissioners have forwarded to Chairman Gallinger the draft of a bill vesting them with entire control of the streets, parkings,

and roadways in the District, in the matter of altering and changing the width and grades of the same.

The action of the Commissioners was regarded as expedient after the Court of Appeals, in sustaining injunction proceedings brought against the Commissioners by members of the Northeast Citizens' Association to prevent the District Engineer's department from narrowing G street from Fourth to Fourteenth northeast, held that such jurisdiction could only be had by special act of Congress. The decision of the court, the Commissioners believed, practically denied them the authority to make street improvements, when the question of alteration entered into the case. Prior to this decision it was held by the Commissioners that their authority over street matters was absolute.

A number of street changes, similar to that along G street northeast, which proved a stumbling block to the Commissioners' plans for that section of the city, are held up pending the result of Congressional action on the proposed measure.



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